

City of Selah
Council Minutes

February 27, 2007

Regular Meeting
Selah Council Chambers
115 West Naches Avenue
Selah, WA 98942

A. Call to Order Mayor Jones called the meeting to order at 4:00pm.

B. Roll Call

Members Present: Brian Harris, Keith Larson, Denise Nichols, Paul Overby, Allen Schmid, Herb Schmidt, Scott Smeback

Members Excused:

Staff Present: Frank Sweet, City Supervisor; Bob Noe, City Attorney; Jerry Davis, Fire Chief; Stacy Dwarshius, Police Sergeant ; Dennis Davison, Community Planner; Jeff Hagler, Parks & Rec Director

C. Pledge of Allegiance

Councilman Smeback led the Pledge of Allegiance. Pastor Mark Strobel from Selah Covenant Church led the group in prayer. He introduced Youth Pastor Bob Massey to the Council.

D. Agenda Changes

E. Public Appearances

F. Getting To Know Our Businesses

G. Communications

1. Oral

2. Written

a. Merger of Montana-Dakota Utilities and Cascade Natural Gas

H. Proclamations/Announcements

I. Consent Agenda

Councilman Schmid moved and Councilman Smeback seconded to adopt the Consent Agenda.

Mayor Jones read the Consent Agenda.

By voice vote, the Consent Agenda was unanimously adopted.

All items listed with an asterisk (*) were considered as part of the Consent Agenda.

- * 1. Approval of Minutes: Council Meeting February 13, 2007
- * 2. Approval of Claims & Payroll: Claims check nos. 49183 – 49241 for a total of \$323,871.96 and Payroll checks nos. 60349 – 60434 for a total of \$110,914.41 and payroll checks nos. 60435 – 60520 for a total of \$152,008.97.

J. Public Hearings

K. New Business

L. Old Business

M. Resolutions

- 1. Resolution Approving the Selah Urban Growth Area Comprehensive Plan Amendment 2006-2, Adopting the Findings of Fact and Directing Staff To Forward this Decision to the Yakima County Board of County Commissioners

Community Planner Dennis Davison addressed Resolution M-1, noting that in the fall the Council may want to discuss further changes in the Comp Plan. He called Council Members' attention to maps included in the packet.

Mayor Jones reported he went out to look at this property. He noted it is not suitable for residential because it is bordered on three sides by a busy highway intersection.

Councilman Scott Smeback stated his opinion that the Council is ahead of the game in considering this change. He noted in the future the City might want to do this, but Council Members need to think about what services we can provide.

Councilman Keith Larson asked why the staff opinion changed on this item.

City Attorney Bob Noe responded that staff was directed to express the opinion of Council, not their own. He stated these are the Council Findings.

Councilman Schmidt asked if there was pressure to do this.

Dennis Davison responded that there was an application made, and then this item went before the Planning Commission who forwarded the issue to the Council with their recommendation.

City Supervisor Frank Sweet stated his understanding was that someone wanted to put an espresso stand out there, and the County would not allow it unless directed by the City.

Mr. Davison stated the County has ultimate land use control.

Councilman Schmid stated that by taking action, the City can have a degree of control over development on this land. **He moved approval of the Resolution Approving the Selah Urban Growth Area Comprehensive Plan Amendment 2006-2, Adopting the Findings of Fact and Directing Staff To Forward this Decision to the Yakima County Board of County Commissioners. Councilman Paul Overby seconded.**

Councilman Schmidt stated he has reservations because no tax benefit will come to the City from this. He stated this does not seem to have any advantage.

Councilman Schmid stated this gives more control to the City because including it the Urban Growth Area would designate it for possible future annexation.

Dennis Davison explained that the County's land use designation for this property is "low density, self-sufficiency," which means there are no public utilities. He stated the property is zoned "rural residential," so the only way the proponent could build an espresso stand there is to go to the County and have them expand the boundary and designate the property "highway commercial" on future land use maps. Then proponents could get their permit.

Councilman Larson asked whether the County could make the change in their land use designation and then change the zoning.

Mr. Davison responded the County could do this.

Councilman Paul Overby stated that fifty years from now the City is going to be hemmed in. He stated this gives us an opportunity and direction for expansion.

Mayor Jones stated when they did the Growth Management Plan, they took in everything that drains into the treatment plant. He stated growth to the east will happen at some point in time, and whoever gets a foothold now can control that growth.

Councilman Overby compared Selah to North Bend, which maintains its small town quality while it has a big commercial development close to the highway. He suggested we need that kind of property.

Councilman Harris asked if the espresso stand could be build if the Council denies this expansion.

Community Planner Davison stated the County has not expanded any growth area boundary without the approval of the local jurisdiction.

Roll was called: Council Member Smeback – no; Council Member Schmidt – yes; Council Member Schmid – yes; Council Member Overby – yes; Council Member Nichols – yes; Council Member Larson – yes; Council Member Harris - yes. Motion passed with 6 in favor and 1 opposed.

2. Resolution Authorizing the Mayor To Sign Change Order Number 2 for the 2006 Wastewater Treatment Facility Improvements

Ted Pooler addressed Resolution M-2, noting this Change Order pertains to the need to de-water the ground at the site of the project so construction could proceed. He stated that first the water wouldn't go into the ground, then they dug a hole, and water still came back to the construction site. He stated then they attempted to dig a bigger hole, but found they still needed to extend pipelines to the Selah Ditch. He stated this Change Order includes all of those attempts plus taking it all out after the draining was accomplished.

Councilman Schmid asked what impact this drainage water has had on the Ditch.

Mr. Pooler responded that the effect has been minimal; it has raised water only a fraction of an inch and now is moving very fast. He stated only clean water can be drained into the Selah Ditch, so they diverted the flow until the water was clean. He stated there are several crews working now, and the deepest foundation is in.

Councilman Schmid asked if resale of the pvc is possible.

Mr. Pooler responded it is possible to use it on Speyers Road or sell it on the open market.

Councilman Schmidt moved approval of the Resolution Authorizing the Mayor To Sign Change Order Number 2 for the 2006 Wastewater Treatment Facility Improvements. Councilman Harris seconded. Roll was called: Council Member Smeback – yes; Council Member Schmidt – yes; Council Member Schmid – yes; Council Member Overby – yes; Council Member Nichols – yes; Council Member Larson – yes; Council Member Harris - yes. Motion passed unanimously.

N. Ordinances

O. Communications

1. Oral

P. Reports/Announcements

1. Mayor
2. Council Members
3. Boards
4. Departmental

a. Police Department Monthly Report – January 2007

Community Planner Dennis Davison reported he has received 2 or 3 sign permits for businesses in Frankie Lee's strip mall on North 1st. He stated he's been seeing a couple of permits for single family homes every week, and there are a few development proposals coming up that staff will discuss on Thursday. He reported Mr. Henne is on the mainland and should be back to work soon. He noted the Driscoll Lane annexation will be heard at the next meeting, and there will be a Study Session on the Comp Plan land use designation vs. zoning.

Parks & Rec Director Jeff Hagler handed out a flyer for the Active Senior Adult Program, noting they have 22 people for the Cle Elum trip. He reported that Carlon Park has three full-time park maintenance

staff working there. He noted he received a call from Mike Archer who said he was impressed with the work that has been done. The City of Selah will host the August Legion baseball tournament.

Police Sergeant Stacy Dwarshius reported his department is in the process of doing a block watch program on East Home and East Bartlett.

Mayor Jones noted there were twenty car-prowls this weekend, and Selah Police arrested a 14-year-old high on meth who was responsible for those car prowls.

Councilman Schmid stated it would be good to take a look at what Yakima is doing with landlord/police partnership.

Councilman Overby reminded the Council that March 7 is the date for the next Council Forum on Parks. He suggested we put a notice on utility bills.

Councilman Schmidt announced the Safety Committee will meet tomorrow at 4:00pm.

Councilman Harris wished Scott Smeback a happy birthday, praising the Councilman's participation in kids' events in the City as well as his friendship.

Councilman Smeback said this is his favorite time of year - sun out, kids out, swim team, soccer - the rebirth of Selah.

Mayor Jones announced he has appointed Paul Overby to sit on Yakima Transit Board. He reminded those present of the Mayor's Prayer breakfast Saturday morning.

The Council adjourned into Executive Session at 4:50pm.

Q. Executive Session

The Council moved out of Executive Session at 5:00pm.

Councilman Larson moved and Councilman Smeback seconded to approve the Purchase and Sale Agreement from Valley Construction for 5.40 square feet and 68,678 square feet (1.56 acres) south of the Banner Bank property in the North Park Commercial Development, with the closing to be within six months of the date the Purchase and Sale was approved by Council. By voice vote, motion carried unanimously.

R. Adjournment

Council Member Smeback moved and Councilman Larson seconded that the meeting be adjourned. By voice vote, the motion passed unanimously. The meeting adjourned at 5:03pm.

Robert L. Jones, Mayor

Paul Overby, Council Member

Keith Larson, Council Member

Denise Nichols, Council Member

Brian Harris, Council Member

Herb Schmidt, Council Member

Allen Schmid, Council Member

Scott Smeback, Council Member

ATTEST:

Dale E. Novobielski, Clerk/Treasurer